| Map | Block | Lot | CARD | | |
|---|---|---|---|---|---|
| 184.0 | 0006 | 0011.0 | 1 of 1 | Residential | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 976,100 | / | 976,100 |
| USE VALUE: | 976,100 | / | 976,100 |
| ASSESSED: | 976,100 | / | 976,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 356 | | APPLETON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | GRENNINGLOH ROLAND & |
| Owner 2: | CAI YUANJIA |
| Owner 3: | |
| Street 1: | 356 APPLETON ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MARTENS SIEGFRIED - |
| Owner 2: | MARTENS CHINA - |
| Street 1: | 356 APPLETON ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 10,080 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 2654 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 10080.000 | 470,400 | | 505,700 | 976,100 |
| Total Card | 0.231 | 470,400 | | 505,700 | 976,100 |
| Total Parcel | 0.231 | 470,400 | | 505,700 | 976,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.81 | /Parcel: 367.8

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 123850

**GIS Ref**

**GIS Ref**

**Insp Date** 08/08/18

Parcel ID 184.0-0006-0011.0

!14315!

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 470,400 | 0 | 10,080. | 505,700 | 976,100 | 976,100 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 370,400 | 0 | 10,080. | 505,700 | 876,100 | 876,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 365,900 | 0 | 10,080. | 426,200 | 792,100 | 792,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 365,900 | 0 | 10,080. | 390,100 | 756,000 | 756,000 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 365,900 | 0 | 10,080. | 332,300 | 698,200 | 698,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 339,600 | 0 | 10,080. | 289,000 | 628,600 | 628,600 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 339,600 | 0 | 10,080. | 267,300 | 606,900 | 606,900 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 339,600 | 0 | 10,080. | 254,300 | 593,900 | 593,900 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 04:10:39 |

**LAST REV**

| Date | Time |
|---|---|
| 08/29/18 | 10:01:38 |

apro

**PAT ACCT.** 14315

## SALES INFORMATION

TAX DISTRICT

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MARTENS SIEGFRI | 62142-235 | | 6/28/2013 | | 625,000 | No | No | | |
| GEBHARDT ROBERT | 50284-3096 | | 10/30/2007 | | 585,000 | No | No | | |
| | 16500-411 | | 10/1/1985 | | 167,500 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 2/12/2018 | 159 | Insulate | 4,692 | C | | | | |
| 9/6/2017 | 1140 | Re-Roof | 3,651 | C | | | | |
| 8/8/2017 | 1014 | Inter Fi | 82,721 | C | | | | |
| 6/8/2016 | 779 | Heat App | 12,971 | | | | | HVAC |
| 8/29/1996 | 416 | Manual | 2,000 | | | | | V/SIDING-TRIM |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 8/8/2018 | Inspected | BS | Barbara S |
| 7/9/2018 | MEAS&NOTICE | CC | Chris C |
| 12/3/2008 | MLS | MM | Mary M |
| 10/23/2008 | Meas/Inspect | 189 | PATRIOT |
| 3/3/2000 | Inspected | 276 | PATRIOT |
| 1/6/2000 | Measured | 243 | PATRIOT |
| 7/13/1993 | | AS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 123850 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 10080 | | Sq. Ft. | Site | | 0 | 70. | 0.72 | 7 | | | | | | | | | 505,682 | | | | | | 505,700 | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.23140 | Total SF/SM: | 10080 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | |
| Total: | 505,682 | Spl Credit | | Total: | 505,700 | | | | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1952 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | |
|---|---|---|
| Avg Ht/FL: | STD | |
| Prim Int Wall | 2 - Plaster | |
| Sec Int Wall: | | % |
| Partition: | T - Typical | |
| Prim Floors: | 3 - Hardwood | |
| Sec Floors: | 6 - Ceramic Tile | 5 % |
| Bsmnt Flr: | 12 - Concrete | |
| Subfloor: | | |
| Bsmnt Gar: | | |
| Electric: | 3 - Typical | |
| Insulation: | 2 - Typical | |
| Int vs Ext: | S | |
| Heat Fuel: | 1 - Oil | |
| Heat Type: | 3 - Forced H/W | |
| # Heat Sys: | 1 | |
| % Heated: | 100 | % AC: |
| Solar HW: | NO | Central Vac: NO |
| % Com Wall | | % Sprinkled: |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Very Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.17160952 |
| Const Adj.: | 1.00039494 |
| Adj $ / SQ: | 123.068 |
| Other Features: | 134000 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 493103 |
| Depreciation: | 22683 |
| Depreciated Total: | 470420 |

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 7 | | BRs: 4 | | | Baths: 3 | | | | HB | | |

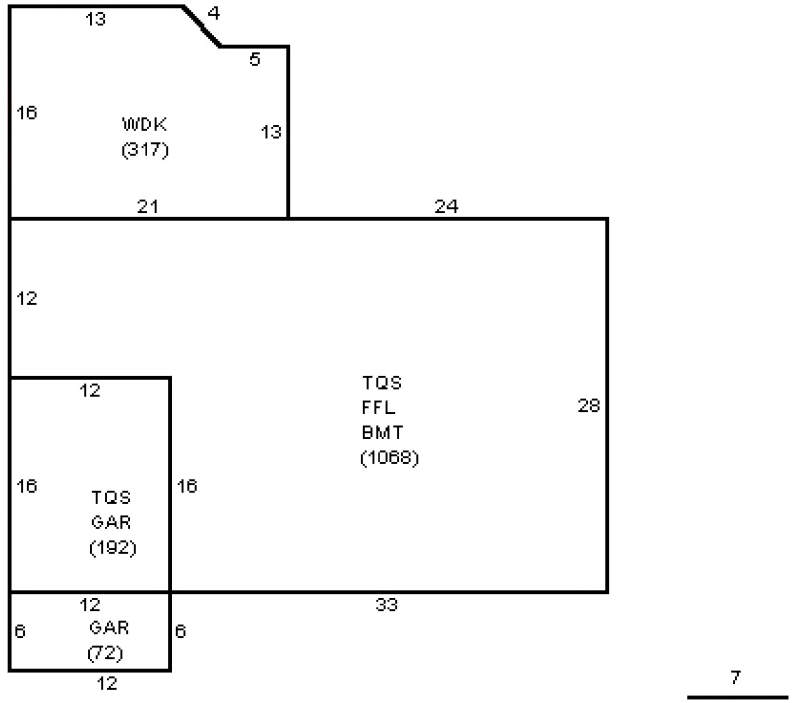
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 4 | M |
| Totals | | | |
| 1 | 7 | 4 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 135.37 |
| Special Features: | 0 | Val/Su Net: | 128.45 |
| Final Total: | 470400 | Val/Su SzAd | 233.68 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,068 | 53.530 | 57,175 |
| FFL | First Floor | 1,068 | 123.070 | 131,436 |
| TQS | 3/4 Story | 945 | 123.070 | 116,299 |
| WDK | Deck | 317 | 9.160 | 2,903 |
| GAR | Garage | 264 | 24.480 | 6,463 |
| | Net Sketched Area: | 3,662 | Total: | 314,276 |
| Size Ad | 2013 | Gross Are | 3977 | FinArea 2654 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 60 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

## PARCEL ID

184.0-0006-0011.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

More: N | Total Yard Items: | Total Special Featues: | Total: